018.0	0006	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	830,000 / 830,000
					USE VALUE:	830,000 / 830,000
					ASSESSED:	830,000 / 830,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURGESS JACQUELINE/JOHN M
Owner 2:	
Owner 3:	
Street 1:	53 PRINCETON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CUNNINGHAM WILLIAM A -
Owner 2:	-
Street 1:	53 PRINCETON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,279 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Vinyl Exterior and 1727 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6279.000	312,900		517,100	830,000
Total Card	0.144	312,900		517,100	830,000
Total Parcel	0.144	312,900		517,100	830,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.60 | /Parcel: 480.6

Legal Description

User Acct 13096

GIS Ref

GIS Ref

Insp Date 11/17/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 018.0-0006-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	312,800	0	6,279.	517,100	829,900	829,900	Year End Roll	12/18/2019
2019	101	FV	240,400	0	6,279.	669,200	909,600	909,600	Year End Roll	1/3/2019
2018	101	FV	239,600	0	6,279.	425,900	665,500	665,500	Year End Roll	12/20/2017
2017	101	FV	239,600	0	6,279.	389,400	629,000	629,000	Year End Roll	1/3/2017
2016	101	FV	239,600	0	6,279.	316,400	556,000	556,000	Year End	1/4/2016
2015	101	FV	233,600	0	6,279.	316,400	550,000	550,000	Year End Roll	12/11/2014
2014	101	FV	233,600	0	6,279.	288,400	522,000	522,000	Year End Roll	12/16/2013
2013	101	FV	233,600	0	6,279.	274,400	508,000	508,000		12/13/2012

!1557!

PRINT

Date	Time
12/10/20	17:08:14

LAST REV

Date	Time
06/21/18	09:09:08
danam	
1557	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUNNINGHAM WILL	1286-2		8/16/2004		460,000	No	No		
CUNNINGHAM WILL	831-6		4/3/2001	Family		No	No		
	831-6		2/1/1973		34,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2018	540	Porch	6,000	C				
1/17/2013	74	Manual	10,000	C				
7/12/2007	562	Wood Dec	3,000	C		G8	GR FY08	
8/1/2006	638	Addition	20,000	C		G8	GR FY08	EFP TO FFL

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	BS	Barbara S
5/16/2013	Info Fm Prmt	EMK	Ellen K
1/29/2009	Meas/Inspect	294	PATRIOT
10/3/2004	MLS	MM	Mary M
10/25/1999	Inspected	267	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	264	PATRIOT
8/25/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	13096
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6279		Sq. Ft.	Site		0	85.	0.97	2									517,116						517,100	

Total AC/HA: 0.14415 | Total SF/SM: 6279 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 517,116 | Spl Credit | Total: 517,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25799060
Const Adj.:	1.01139879
Adj $ / SQ:	159.041
Other Features:	63106
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	384458
Depreciation:	71509
Depreciated Total:	312949

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8		BRs:	4		Baths:	1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

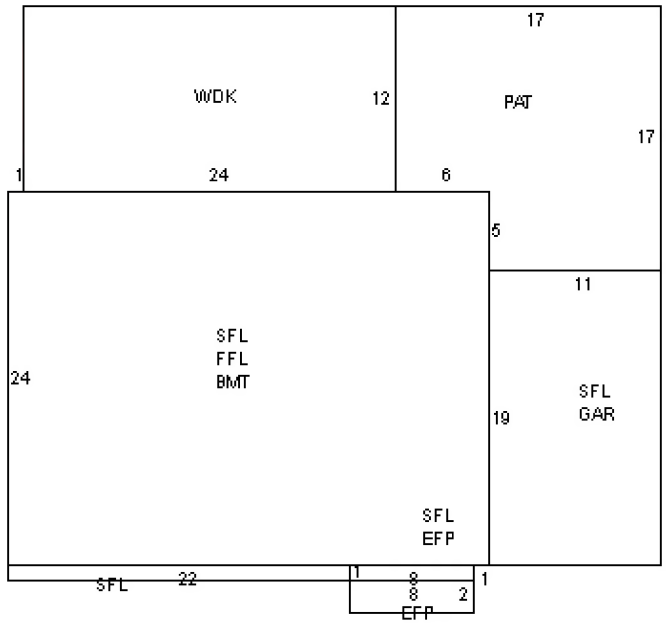
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	159.04
Special Features:	0	Val/Su Net:	96.25
Final Total:	312900	Val/Su SzAd	181.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	983	159.040	156,338
BMT	Basement	744	47.710	35,498
FFL	First Floor	744	159.040	118,327
WDK	Deck	288	9.580	2,759
PAT	Patio	259	3.740	969
GAR	Garage	209	27.270	5,699
EFP	Enclos Porch	24	73.430	1,762
	Net Sketched Area:	3,251	Total:	321,352
Size Ad	1727	Gross Are	3251	FinArea 1727

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0006-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	